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**National Center for Dispute Settlement
Michigan Residential Real Property Arbitration Rules
(Including Mobile Homes)**

Adopted by National Center for Dispute Settlement and the Michigan Association of REALTORS®.

Effective July 1, 2009

1. *Agreement of Parties*

These rules have been adopted by National Center for Dispute Settlement (NCDS) and the Michigan Association of REALTORS® (MAR) to govern arbitration of disputes between seller(s), buyer(s) and licensees representing or assisting buyers and sellers arising out of or relating to the physical condition of the property covered by a purchase agreement executed by the parties. These rules shall apply whenever all parties have signed the Arbitration Disclosure and Residential Real Property Arbitration Agreement (the “Agreement”) as presented with the MAR Purchase Agreement or as otherwise agreed to by all parties. For purposes of these rules, “All parties” include the buyer(s), seller(s), licensee representing or assisting the seller(s) and licensee representing or assisting the buyer(s). These rules shall be applied as set forth in the Agreement. They apply to the extent that they are not inconsistent with applicable statutes or the Agreement of the parties. The parties shall be deemed to have agreed to these rules in the form in effect when the request for arbitration is received by NCDS and shall be acknowledged and confirmed by the parties in the NCDS process.

2. *Initiation of Proceedings*

- a. Arbitration is initiated by the filing of a Demand for Arbitration or Submission Agreement with NCDS in accordance with the Agreement of the parties. The initiating party shall:
 - i. Prepare a written notice to the other party of its intention to arbitrate (“Demand”), which notice shall contain a statement setting forth the nature of the dispute, the amount involved (if any) and the remedy sought; and;
 - ii. File four (4) copies of the Demand, together with two (2) copies of the complete Purchase Agreement, two (2) copies of the Arbitration Disclosure and Residential Real Property Arbitration Agreement and the appropriate administrative fee as provided in the Administrative Fee Schedule. These documents must be filed by mailing to NCDS at

